142.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,500 / 759,500
					USE VALUE:	759,500 / 759,500
					ASSESSED:	759,500 / 759,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBIN WILLIAM S/ETAL
Owner 2:	LITMAN LESLEY
Owner 3:	
Street 1:	10 BONAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4649.000	306,800	5,100	447,600	759,500
Total Card	0.107	306,800	5,100	447,600	759,500
Total Parcel	0.107	306,800	5,100	447,600	759,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.66 /Parcel: 381.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91849
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,800	5100	4,649.	447,600	759,500		Year end	12/23/2021
2021	101	FV	297,400	5100	4,649.	447,600	750,100		Year End Roll	12/10/2020
2020	101	FV	297,400	5100	4,649.	447,600	750,100	750,100	Year End Roll	12/18/2019
2019	101	FV	236,800	5100	4,649.	419,600	661,500	661,500	Year End Roll	1/3/2019
2018	101	FV	232,200	5100	4,649.	346,900	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	232,200	5100	4,649.	318,900	556,200	556,200	Year End Roll	1/3/2017
2016	101	FV	232,200	5100	4,649.	290,900	528,200	528,200	Year End	1/4/2016
2015	101	FV	226,500	5100	4,649.	285,300	516,900	516,900	Year End Roll	12/11/2014

!11012!

PRINT

Date	Time
12/30/21	11:44:37

LAST REV

Date	Time
05/17/18	12:04:56
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TULIN ROGER/ETA	24284-78		2/18/1994		221,700	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	189	PATRIOT
12/16/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
10/18/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4649		Sq. Ft.	Site		0	80.	1.20	9									447,576						447,600	

Total AC/HA:	0.10673	Total SF/SM:	4649	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	447,576	Spl Credit		Total:	447,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31878972
Const Adj.:	0.99960202
Adj $ / SQ:	171.374
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416816
Depreciation:	110039
Depreciated Total:	306776

COMMENTS

BK; 14451 PG; 557 2 FAMILY TO 1 FAMILY 10/96
641 3455.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

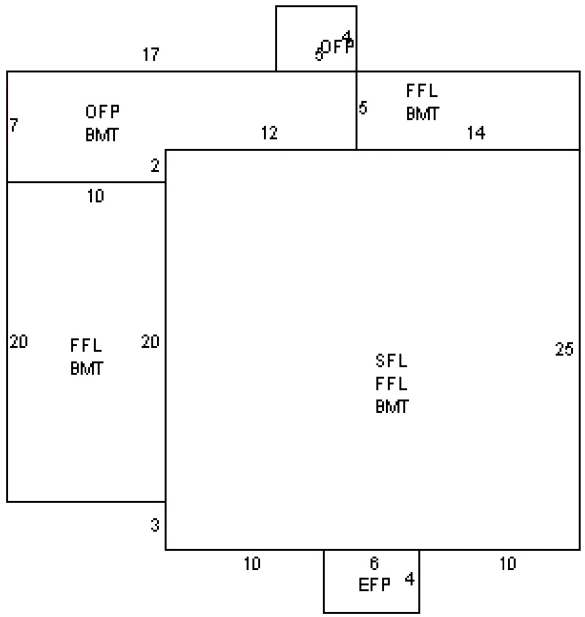
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.37
Special Features:	0	Val/Su Net:	109.81
Final Total:	306800	Val/Su SzAd	195.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	57.990	60,893
FFL	First Floor	920	171.370	157,664
SFL	Second Floor	650	171.370	111,393
OFP	Open Porch	150	27.490	4,123
EFP	Enclos Porch	24	72.570	1,742

Net Sketched Area:	2,794	Total:	335,815
Size Ad	1570	Gross Area	2794	FinArea	1990
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc